

**CITY OF EL PASO, TEXAS**  
**AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** PLANNING AND ECONOMIC DEVELOPMENT

**AGENDA DATE:** Intro on 3/22/2011 and Public Hearing on 3/29/2011

**CONTACT PERSON/PHONE:** Kathy Dodson/ (915) 541-4872

**DISTRICT(S) AFFECTED:** ALL

**SUBJECT:**

An Ordinance amending Title 19 (Subdivisions), Chapter 19.20 (Parks and Open Space), Section 19.20.030 (Parkland Calculation) and Section 19.20.050 (Standards for Deeded Parkland) , Chapter 19.23 (Lots-Determination and Regulation of Size) and Chapter 19.50 (Definitions) of the El Paso City Code to amend the park size requirements for residential development and parkland characteristics and improvements, to require front build-to lines on plats and to add definitions for build-to line, green, plaza, pocket park, and square. The penalty is as provided in Chapter 19.42 of the City of El Paso City Code.

**BACKGROUND / DISCUSSION:**

This ordinance contains several amendments to Title 19, as follows:

- An amendment that will allow for parks ¼ acre or greater in size to be dedicated to the City. The current code accepts parks that are 1 acre or greater.
- An amendment that requires street trees in the parkway along parks at 30-foot intervals.
- An amendment that modifies the frontage standards for parks. If parks are approved for alternative design, the park shall be completely bound by right-of-way (except for when abutting residential lots). The developer must provide pedestrian connectivity between park and adjacent lots and the park must share one boundary with a right-of-way. Also, the plat must include a front build-to line. This is a change from the current requirement of 100-ft of street frontage, except where approved by the Parks Director.
- An amendment to add language to the alternative design section designs to include Pocket Parks, Greens, Plazas and Squares. Definitions for each term are also being added to the Definitions section.
- An amendment that requires that all new single family and duplex lots show a front build-to line based the minimum setbacks dictated by the zoning district to provide for uniformity of frontages. Structures must be placed within five feet of the back of the build-to line. A note will also be placed on plats indicating that the garage door be recessed from the front door, meaning that the front of the house will be what is closest to the street. A definition for build-to line is also being added to the Definitions section.

**PRIOR COUNCIL ACTION:**

On November 30, 2010, the El Paso City Council approved moving forward with a Smart Growth implementation Plan. The items on the implementation plan have been divided into separate timelines and this is the first group of changes. Items can be expected in April, May and then throughout the rest of the calendar year.

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

**Development Coordinating Committee and City Plan Commission both recommended approval.**

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\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) \_\_\_\_\_ **FINANCE:** (if required) \_\_\_\_\_

**(Example: if RCA is initiated by Purchasing, client department should sign also)**  
*Information copy to appropriate Deputy City Manager*

**CITY MANAGER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING TITLE 19 (SUBDIVISIONS), CHAPTER 19.20 (PARKS AND OPEN SPACE), SECTION 19.20.030 (PARKLAND CALCULATION) AND SECTION 19.20.050 (STANDARDS FOR DEEDED PARKLAND), CHAPTER 19.23 (LOTS- DETERMINATION AND REGULATION OF SIZE AND CHAPTER 19.50 (DEFINITIONS) OF THE EL PASO CITY CODE TO AMEND THE PARK SIZE REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT AND PARKLAND CHARACTERISTICS AND IMPROVEMENTS, TO REQUIRE FRONT BUILD-TO LINES ON PLATS, AND TO ADD DEFINITIONS FOR BUILD-TO LINE, GREEN, PLAZA, POCKET PARK, AND SQUARE. THE PENALTY IS AS PROVIDED IN CHAPTER 19.42 OF THE CITY OF EL PASO CITY CODE.**

**WHEREAS**, Title 19 (Subdivisions) of the El Paso City Code (the "Code") was adopted to promote the health, safety, morals and general welfare of the community; and,

**WHEREAS**, the Subdivision Ordinance helps guide the physical development of the community by promoting orderly and healthful design, and particularly by providing adequate public facilities; and,

**WHEREAS**, the Subdivision Ordinance establishes the requirements for providing public park facilities in new development and,

**WHEREAS**, the City Council has determined that in some instances smaller park sites can promote the general welfare of the community and wishes to allow smaller park sites and amend park design criteria; and,

**WHEREAS**, requiring build-to lines places buildings closer to the street and designates the location of the facade thus better defining the public realm

**WHEREAS**, the City Plan Commission has recommended approval of the amendments, and the El Paso City Council finds that the amendments proposed herein will further protect and provide for the public health, safety, morals and general welfare of the community, and

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

**Section 1.** That Title 19, Subdivisions, Chapter 19.20 (Parks and Open Space), of the El Paso City Code is amended as follows:

1. **Section 19.20.030** (Parkland calculation), Subsection B (Types of parkland that may be Dedicated), Paragraph 1, is amended as follows:

B. Types of Parkland that may be Dedicated. The following park configurations of land may be proposed by the subdivider to meet the dedication requirements of this chapter. The lands to be dedicated and the type of dedication to be provided shall be based on the affirmative recommendation of the director of parks and recreation and the approval of the city plan commission. An alternative type of dedication may be recommended by the director of parks and

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recreation, based on the specific nature of the subject property. Any dedication that is proposed shall meet the requirements of Section 19.20.050, Standards, except as noted in this chapter.

1. Neighborhood Parks. Lands for parks that serve a neighborhood shall meet the following requirements:

a. The quantity of the parkland shall be as determined by the density of the residential subdivision submitted pursuant to Section 19.20.030. The developer may satisfy Section 19.20.030 by providing multiple park sites that comply with Section 19.20.050, for a residential subdivision application provided that under no circumstance shall a park site of less than 1/4 acres be approved by the city plan commission except where the commission finds that:

i. The residential subdivision application is submitted as an infill development,

ii. The subdivider demonstrates a derived public benefit based on usability and feasibility of the smaller park site, and

iii. The director of the parks and recreation department makes an affirmative recommendation on the smaller park site;

2. **Section 19.20.050** (Standards for deeded parkland), Subsection A (General Characteristics), is amended as follows:

General Characteristics. Parkland deeded to the city as provided in this chapter shall meet the standards set forth below and in the DSC:

1. The parkland should be placed in a central location within the subdivision or subdivisions that it serves, with the expressed goal that the park is no further than one-half mile measured by walking distance from any residence within the subdivision that it serves;

2. Where the subdivision is an initial phase of multiple phases, the park may be located so that it is accessible to the future phases, provided that the park meets the goal established in subsection (A)(1) above;

3. Parklands submitted for dedication shall be located so that users are not required to cross arterial roads to access the park site;

4. The entire boundary of the parkland shall abut either a public or private street, except that residential lots may abut parkland provided that the subdivider submits an alternative design, per Section 19.26.040, that incorporates the following standards:

- a. Pedestrian connectivity between the parkland and adjacent lots is provided, and
- b. That a front build-to line, in accordance with the zoning ordinance, is delineated on the plat so that residential structures face the park, and
- c. The park site shall share at least one boundary line with a public or private street;

5. The parkland may be located adjacent to school sites, ponding areas, or public open space to facilitate shared facilities;

6. When parkland is deeded to the city as required by this title, the area of the park shall be calculated from the nearest property line or street right-of-way line, and not from the existing or proposed curb line of an adjacent street, unless park features are incorporated into the parkway, subject to an affirmative recommendation by the director of parks and recreation and approval by the city plan commission. Sidewalks and signs shall not count as park features that allow the inclusion of the parkway area as part of the park area calculation;

7. Where possible, and as approved by the director of the parks and recreation department, parkland shall be designed and located within a subdivision to allow for an extension or connection to a public park or other public recreational facility within an abutting subdivision.

3. **Section 19.20.050** (Standards for deeded parkland), Subsection B (Minimum Improvements for lands to be Dedicated as Parklands), Paragraph 3 is amended to revise subparagraph g and add subparagraph j as follows:

B. Minimum Improvements for lands to be Dedicated as Parklands

3. An improved park shall, at a minimum, include the following:

- g. Perimeter lighting along adjacent public and private street rights-of-way;
- j. Street trees shall be provided in the parkway at 30-foot intervals.

4. **Section 19.20.050** (Standards for deeded parkland), Subsection B (Minimum Improvements for lands to be Dedicated as Parklands), Paragraph 4 is amended as follows:

4. The subdivider may choose to submit an alternative development proposal for the parkland to be dedicated. The alternative proposal shall create a suitable park-like character and meet the intent of this title and the direction provided by the city's parks and recreation master plan and open space plan. Alternative designs may include Pocket Parks, Greens, Plazas and Squares. The proposal will indicate the proposed alternative park facilities, their locations, and the cost to install such facilities. The proposal shall require an affirmative recommendation by the director of parks and recreation and approval by the city plan commission. The cost of such facilities shall at a minimum be equal to that of the basic park infrastructure listed in items subsection (B)(3)(a) through (B)(3)(i) above. Upon approval of the proposed alternative park development proposal, the subdivider may authorize preparation of construction documents for neighborhood park development.

**Section 2.** That Title 19, Subdivisions, Chapter 19.23 (Easements, Block and Lot Design and Improvement Standards), Section 19.23.040 (Lots – Determination and regulation of size), of the El Paso City Code is amended to add the following paragraph:

1. **Section 19.23.040** Lots- Determination and regulation of size  
L. Building Lines.

1. Build-to lines for property located within the city limits shall comply with the building setback requirements of the appropriate zoning district except as permitted in Section 20.12.040 B. All plats for all single-family and duplex lots shall show front build-to lines. Once the build-to line has been designated on the plat, the dwelling or building must be built so that the dwelling or building is within five feet of the back of the build-to line, except that certain dwelling or building appurtenances, such as porches, carports, and patios, may be built beyond the build-to line as permitted in Section 20.12.040 B. Attached garages shall not project closer to the front

line of the build-to line than does any other part of the front façade of the dwelling or building. The following note shall be placed on the plat: "The orientation of single-family and duplex structures shall comply with Section: 19.23.040.L.1 of the El Paso City Code.

2. Build-to lines for property located outside the city limits but within the city's extra territorial jurisdiction may be provided by the developer and shall be as determined by the subdivider.

**Section 3.** That Title 19, Subdivisions, Chapter 19.50 (Definitions), Section 19.50.030 (Definitions), of the El Paso City Code is amended to add the following definitions:

"Build-to line" means an alignment that establishes a certain distance from the curb line to a line along which the building shall be built. The goal of a build-to line is to establish a uniformity of building frontages.

"Green" means an Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than by building frontages. Its landscape shall consist of lawns and trees, naturalistically disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres.

"Plaza" means an Open Space available for civic purposes and commercial activities. A Plaza shall be spatially defined by building frontages. Its landscape shall consist primarily of hard surface, such as pavement, concrete, stamped concrete or brick pavers. Trees are optional. Plazas should be located at the intersection of important streets. The minimum size shall be 1/4 acre and the maximum shall be 2 acres.

"Pocket Park" means an Open Space used for active or passive recreation, usually less than one acre.

"Square" means an Open Space available for unstructured recreation and civic purposes. A Square is spatially defined by building frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be location at the intersection of important thoroughfares. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.

**Section 4.** Except as herein amended, Title 19, Subdivisions, of the El Paso City Code shall remain in full force and effect.

**PASSED AND APPROVED** this \_\_\_\_ of \_\_\_\_\_ 2011

THE CITY OF EL PASO

\_\_\_\_\_  
John F. Cook, Mayor

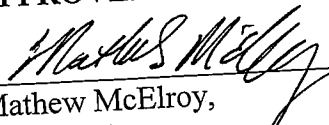
ATTEST:

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

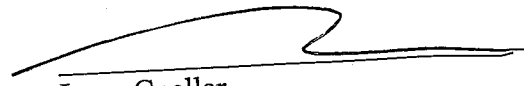
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**APPROVED AS TO CONTENT:**

  
Mathew McElroy,  
Deputy Director  
Planning & Economic Development

**APPROVED AS TO FORM:**

  
Lupe Cuellar  
Assistant City Attorney

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**ORDINANCE NO.** \_\_\_\_\_

**NOTES FROM PUBLIC MEETING HELD ON MARCH 22, 2011 AT 6PM**  
**10<sup>TH</sup> FLOOR CONFERENCE ROOM- CITY HALL**  
**RE: SMART GROWTH RELATED CHANGES TO BE HEARD AT CITY**  
**COUNCIL MARCH 29, 2011**

**Build-To Lines**

- Setbacks of 25' don't match up with the intent of this policy. No ordinance to allow builders to place homes closer to street than 25'.
- The build-to line dis-incentivizes front porches.
- Build-to-lines may create too boxy homes, another type of "cookie-cutter".
- Change build-to line language from front door being at build-to line, to the front façade.
- If front door is ahead of garage then children can get run over.
- Establishing build-to lines makes intellectual property of builders obsolete.
- High cost of changing building plans to do be underestimated.
- Build-to lines don't work with cul-de-sacs.
- Garages can't be built behind build-to lines on cul-de-sacs.
- Build-to lines are too specific.
- Product redesign is a huge expense.
- Will setbacks be reduced for conditions like lot depth and size?
- The additional cost involved in total product redesign will greatly impact the cost of the home that will prevent some buyers from realizing home ownership.
- Complete product redesign is unacceptable.
- Consider shrinking front and rear lot lines.
- Lots of time and money has been spent on existing house plans, it will take even more to change them.
- What about courtyard homes? They don't work with this concept.

**ITE Manual**

- How does ITE help/affect residential areas?
- Why are you adopting this manual when you don't already know how it's going to affect the Subdivision Code?

**Parks**

- Proposed changes will cause an increase in property taxes in order to pay for more, smaller parks.
- The city doesn't water its parks. It won't water the street trees.
- Alleys make it hard to place garage- how do the garages fit?
- Where will the money to maintain these parks come from?
- Smaller parks are more expensive to maintain.
- Where will visitors park with rear loading homes fronting parks?
- Are we making alleys legal?
- The city doesn't take care of its existing parks, what happens when we add more?
- Concern about Parks Director approving ¼ acre parks, still up to Director's discretion. Not allowed by right.



- Change language so that alternative designs do not have to be approved by Parks Director. Developer should be able to do them by right.

### **Market Conditions/Economy**

- First-time homebuyers will not be able to afford these homes.
- Too many changes going on right now affecting the industry, such as building codes.
- Proposed changes will stop growth in the city.
- Because of all the changes that have occurred, new developers aren't looking to buy land in the El Paso city limits.
- Further cost/benefit analysis needs to be conducted.
- Incentivize these changes instead of mandating them.
- Who will assume the costs for these changes?
- Government creates great plans without any means to implement them.
- More research needs to be conducted on why infill doesn't happen here the way it does in other cities.
- People don't leave their homes in the central areas of El Paso, that's why new homes have to be built on the fringe.
- The Free Market should dictate change.
- Who is going to pay for this new plan?
- The current local economy can't support this.
- Has anyone run a cumulative cost of all the changes that have been implemented in the last two years (during the recession)?
- What studies have been done on what the buyer can afford?
- The market never lies! It cannot sustain this!
- It takes 9 mos-12 mos for a new plan to catch on and start selling.
- This will shut down the building industry overnight.
- These changes will kill the market.
- Focus group research should be conducted with homebuyers.
- There is a world of difference between what homebuyers want and what they can afford.
- Research should be conducted on whether banks will fund this product.
- Buyers who requested this were asked about what they wanted, not what they could afford.

### **Process Issues/General Concern**

- City Council should be more concerned with building codes and public safety, not how a house is built or looks.
- This style of development is reminiscent of low income housing.
- Who is driving these changes?
- Why are we rushing?
- Who set this agenda?
- Who brought forward Smart Growth to the City Council?
- How do you define "most livable"?
- City should become developers themselves.

- City & 5<sup>th</sup> floor has problems to fix before implementing change.
- Upset because meeting was held 4 days before the policy was to be heard at Council. Not enough time to come up with business strategy or compromises.
- Developers should have a choice of two codes- Smart Growth & Non- Smart Growth
- Will these changes be an option or a requirement?
- We want more time to work with these changes.
- This plan does not take into account topography
- Why is this plan being done?
- Leave us alone.
- Know your El Paso demographic!
- Just took on new building, energy and electrical codes. This market cannot take anymore!
- Incentivize compliance, don't force it.
- Gradual change will eventually get the city to the goal. Forcing 100% compliance overnight will stop the growth, thus never getting the goal.
- Table the item until the industry can digest and be part of process. It affects us in the pocket.



# **SMART GROWTH IMPLEMENTATION**

Presentation to City Council

March 29, 2011



City Council uses a variety of language to describe the type of development they would like see in El Paso.

Pedestrian Friendly

Infill

Mixed Use

Neighborhoods

Transit Corridors

Pocket Parks

Transit Oriented Development

Context Sensitive Design

Preservation

Complete Streets

Mix of Housing Types & Price Points



City Council's "Community Development Policy Statement," part of the Strategic Plan memorializes this type of development:

**To become the most livable city in the United States  
and be recognized as an international city.**

- Identify the top ten livability factors/criteria most relevant to El Paso and establish benchmarks and comparisons in order to develop target opportunities for improvement
- Promote Sustainable Quality Development
- Identify core principles of smart growth and new urbanism to be incorporated into the comprehensive plan for El Paso.
- Update local regulations to reflect local definition of smart growth and new urbanism principles.
- Identify sites for infill and redevelopment opportunities.



# March Implementation Items

1. Adopt ITE Manual as a recommended practice
2. Amend Title 19 to allow parkland dedication of less than one acre
3. Review and recommend revisions to Title 19 to encourage different park typologies
4. Amend Title 19 to amend frontage standards for Parks
5. Amend Title 19 to require tree planting as part of park improvements

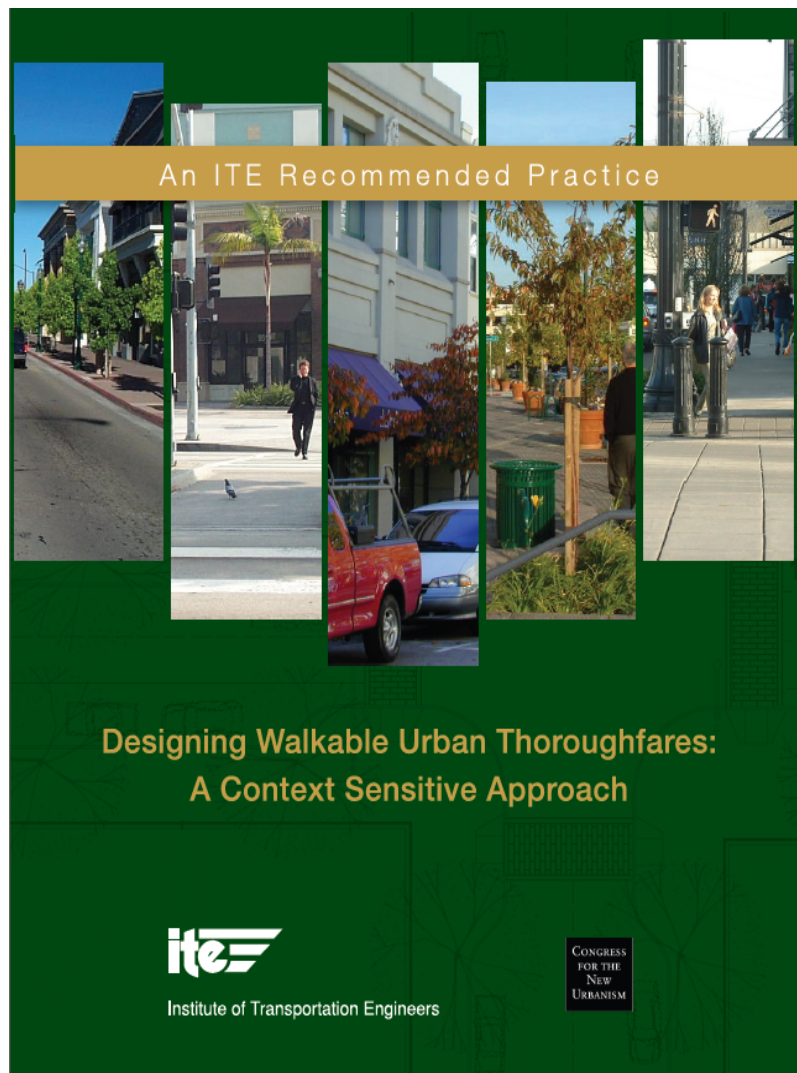


# Public Notification/Meetings

- CPC: March 10, 2011
- Information Sheet Distributed
- OSAB (Title 19 items): March 16, 2011
- Public Meeting: March 22, 2011



# ITE Manual:







## An ITE Recommended Practice

### Designing Walkable Urban Thoroughfares: A Context Sensitive Approach

The ITE Manual is used for thoroughfare projects in areas where community goals call for a **walkable** context, in which case applying ITE design guidance will shape public investment to advance those goals.

The ITE Manual Provides Guidance on the following:

- Applying **Context Sensitive Solutions** for the planning and design of urban thoroughfares
- Considering a broad set of factors to facilitate the planning and design of **walkable urban thoroughfares**.
- Recognizing the importance of context, the role of sites and buildings and how **context** influences the design of the thoroughfare and vice versa; and
- Providing an understanding of how thoroughfare design criteria should vary depending on the **context** through which the thoroughfare passes.

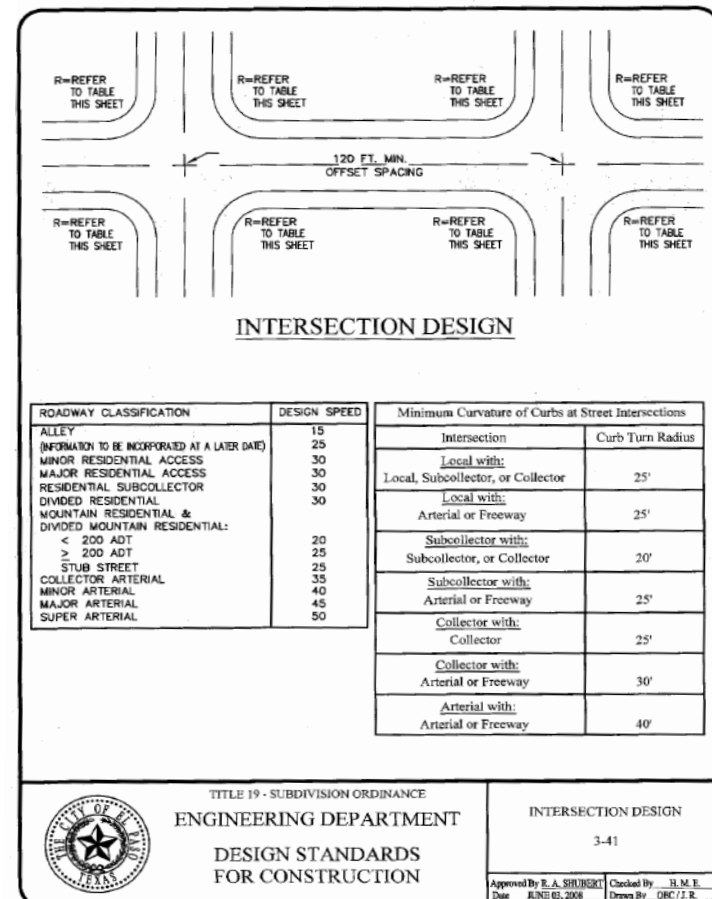
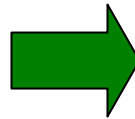
TXDoT has adopted the ITE Manual as a recommended practice.



# ITE Manual- City Code Amendments

Staff to conduct comprehensive review of Title 19 and the Design Standards for Construction and return with recommendations in May.

Context	Suburban (C-3)		General Urban (C-4)		Urban Center (C-5)	
	Commercial Main Streets					
	Avenue	Street	Avenue	Street	Avenue	Street
Building Orientation (entrance location)	front, side	front, side	front	front	front	front
Maximum Building Setback	5 ft.	5 ft.	0 ft.	0 ft.	0 ft.	0 ft.
Off-Street Parking Access/Location	rear, side	rear, side	rear, side	rear, side	rear, side	rear, side
Streetside						
Recommended Streetside Width	15 ft.	14 ft.	16 ft.	14 ft.	19.5 ft.	16 ft.
Edge Zone	1.5 ft. minimum for operational clearance. Use 2.5 ft. if angled parking is considered. Ensure edge zone is wide enough to accommodate parking meters, utilities and signs.					
Furnishings Zone/Width	6 ft. tree well	6 ft. tree well	6 ft. tree well	6 ft. tree well	6 ft. tree well	6 ft. tree well
	Wider furnishings zone is needed to provide public spaces and if main street uses include the potential for street cafes.					
Pedestrian Throughway (minimum)	6 ft.	6 ft.	6 ft.	6 ft.	9 ft.	6 ft.
Frontage Zone	2.5 ft. to 3 ft. minimum to accommodate commercial activity along building fronts. Wider frontage zone is needed (6 ft. or wider) if potential for street cafes or merchandise displays.					
Street Lighting	Intersection safety lighting, basic street lighting and pedestrian-scaled lighting.					
Traveled Way						
Target Speed (mph)	25	20-25	25	20-25	25	20-25
Number of Through Lanes	2-4	2	2-4	2	2-4	2
Lane Width	10-12 ft.	10-12 ft.	10-12 ft.	10-12 ft.	10-11 ft.	10-11 ft.
Parallel On-Street Parking Width	8 ft.	8 ft.	8 ft.	8 ft.	8 ft.	8 ft.
Min. Combined Parking/Bike Lane Width	13 ft.	13 ft.	13 ft.	13 ft.	13 ft.	13 ft.
Medians	Optional	None	Optional	None	Optional	None
Bike Lanes (minimum/preferred width)	5 ft./6 ft.	5 ft./6 ft.	5 ft./6 ft.	5 ft./6 ft.	5 ft./6 ft.	5 ft./6 ft.
Access Management	Minimize driveways on main streets. Access land uses via cross streets and/or alleys.					
Typical Traffic Volume Range (vehicles per day)	5,000-20,000+	1,000-15,000	5,000-20,000+	1,000-15,000	5,000-20,000+	1,000-15,000
Intersections						
Curb Extensions (with on-street parking)	Yes	Yes	Yes	Yes	Yes	Yes
Minimum Curb Return Radii (if extensions not used)	10-15 ft.	10-15 ft.	10-15 ft.	10-15 ft.	10-15 ft.	10-15 ft.
Roundabouts	Not recommended on main streets, except as gateway intersections					





# Parks Amendments

- 19.20.030- Accept Parks less than one acre
- 19.20.050- Encourage new park typologies
- 19.20.050- Amend Park Right-of-Way standards
- 19.20.050- Require street trees
- Parks Design and Construction Standards: Add 7ft. Parkway

*These parks amendments achieve smart growth by making parks the center of the neighborhood and thus an improved amenity for the neighborhood. It allows for smaller parks, and parks with houses abutting them which creates enclosure and adds eyes on the park. The parks can vary in design, but must have street trees with appropriate spacing.*



**The goal of these amendments is to create a safer, more intimate neighborhood parks, by providing:**

- “Third Place”
- developers the opportunity to provide a greater variety of parks in more locations
- types of parks rarely seen in El Paso
- more security from placing “eyes on the park”
- street trees to help provide a more pleasant pedestrian experience



## Section 19.20.030 - Types of Parkland that may be dedicated

### 19.20.030(B)1.a – Neighborhood Parks

Parks  $\frac{1}{4}$  acre or greater in size may be dedicated to the City (current requirement is one acre or greater)



Caruso Park

Sunset Heights



## Section 19.20.50- Alternative Development Proposals

Alternative designs may include:

- “GREEN”** means an Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than by building frontages. Its landscape shall consist of lawns and trees, naturalistically disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres.
- “PLAZA”** means an Open Space available for civic purposes and commercial activities. A Plaza shall be spatially defined by building frontages. Its landscape shall consist primarily of hard surface, such as pavement, concrete, stamped concrete or brick pavers. Trees are optional. Plazas should be located at the intersection of important streets. The minimum size shall be 1/4 acre and the maximum shall be 2 acres.
- “POCKET PARK”** means an Open Space used for active or passive recreation, usually less than one acre.
- “SQUARE”** means an Open Space available for unstructured recreation and civic purposes. A Square is spatially defined by building frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be location at the intersection of important thoroughfares. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.





## Section 19.20.050– Standards for deeded parkland

### ***19.20.050(A) –General Characteristics CURRENT LANGUAGE***

4. The parkland shall have a minimum of one hundred feet of continuous frontage contiguous with a public street that provides direct access to the park site, except where approved by the director of the parks and recreation department;

### ***19.20.050(A) –General Characteristics- NEW LANGUAGE***

4. Parks shall be completely bounded by rights-of-way except when abutting residential lots, if approved for alternative design:

Developer must provide pedestrian connectivity between  
park and  
adjacent lots

Plat must include a front *build-to line*

Park must share one boundary with a right-of-way



## Section 19.20.050– Standards for deeded parkland

### *19.20.050(A) –General Characteristics-*

Delete #5

5. The placement of rear or side lot lines adjacent to the park boundaries should be minimized. Continuous street frontage around the edges of the park site is required, except where approved by the director of parks and recreation;





DENVER, CO

S E R V I C E   S O L U T I O N S   S U C C E S S



SEATTLE, WA



AUSTIN, TX





## Section 19.20.050- Standards for Deeded Parkland

### *19.20.050(B)- Minimum Improvements*

**Add the following:**

- j. Street trees shall be provided in the parkway at 30-foot intervals

## **Amendment to Parks Design and Construction Standards**

This amendment in the Parks Facilities Standards is to add a 7 ft. Parkway from back of curb to the face of 7 ft. wide sidewalk along park perimeter on street right of way.



## Requested Action:

- Approve: Resolution, ITE Manual as Recommended Practice
- Provide Direction: ITE Manual, City Code changes
- Approve: Ordinance, Amendments to Title 19
- Approve: Resolution, Amendment to Parks Design and Construction Standards



# What's Next:

## MARCH

1. ITEM 2: Adopt ITE Manual as a recommended practice
2. ITEM 24: Amend parkland dedication of less than one acre
3. ITEM 25: Require tree planting as part of park improvements (refine existing code)
4. ITEM 26: Amend frontage standards for Parks
5. ITEM 27: Review and recommend revisions to Title 19 to encourage different park typologies
6. *ITEM 39: Require a building line on plats*

## APRIL

1. ITEM 1: Expand Title 19 vesting procedures to other sections of the code (Primary Title 18)
2. ITEM 14: Amend Zoning Standards to allow accessory dwelling units based on criteria
3. ITEM 7: Improve existing Smart Code
4. ITEM 12: Adopt appropriate Smart Code manual incentives
5. ITEM 18: Establish parking maximums
6. ITEM 19: Reduce size and height of signs and implement design criteria
7. *ITEM 13: Require landscape design standards to include tree installation for single-family and two-family suburban residential homes (types and placement of trees should be from approved tree manual).*
8. *ITEM 17: Increase commercial landscape standards, including screening any parking lots adjacent to right-of-way; require appropriate tree types*

## MAY

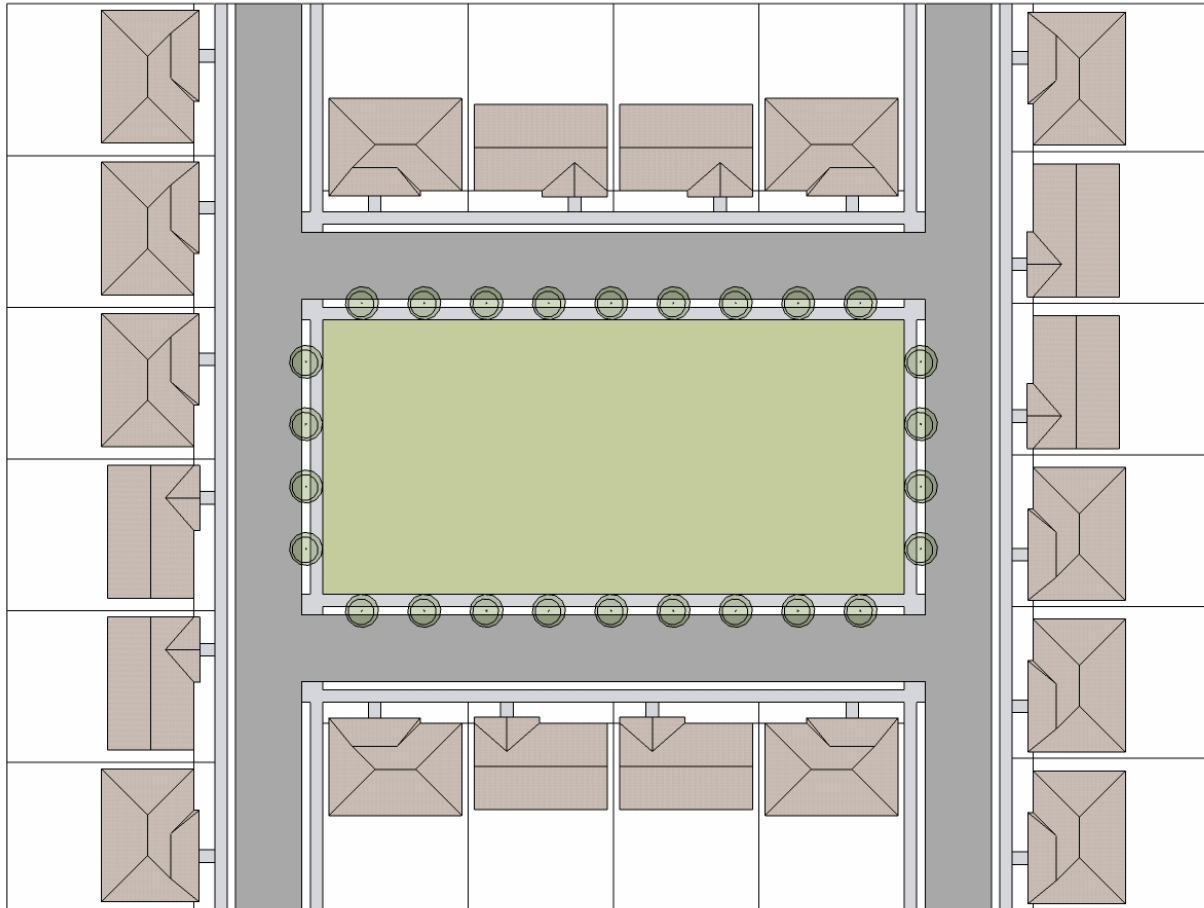
1. ITEM 4: Adopt ASARCO Special District Plan
2. ITEM 5: Adoption of Remcon, 5 Points and Glory Road Station Area Plans
3. ITEM 9: Require Smart Code zoning for all City community development incentive programs
4. ITEM 16: Require commercial buildings be placed at or near the front property line
5. ITEM 30: Review of ITE and Smart Code street sections and adoption of new standards for new or retrofit projects
6. ITEM 31: Establish zoning overlays for Bus Rapid Transit Corridors that include roadway standards (from ITE Urban Thoroughfares Manual) and design standards for abutting properties
7. ITEM 34: New development that is not zoned Smart Code should pay the full cost of providing infrastructure and services as allowed by state law.
8. ITEM 36: Identify scenic corridors within the City and establish appropriate regulations and overlay zoning



# Questions?



## Parks surrounded by ROW- all sides w/ Parkway & street trees









## Park surrounded by ROW- 2 sides w/ Parkway & street trees

